

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2770.02, 2022

**A Bylaw to amend the Regional District of Okanagan-Similkameen
South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen South Okanagan Regional Growth Strategy Amendment Bylaw No. 2770.02, 2022.”
2. The “Regional District of Okanagan-Similkameen South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017” is amended by:
 - (i) Replacing sentence 1, paragraph 1 of text listed under the sub-section entitled “Purpose”, on page 5 of the bylaw in its entirety with the following:

The South Okanagan Regional Growth Strategy (RGS) was launched in 2004, adopted in 2010, amended in 2011, and updated in 2016 through a minor update process and was the subject of a major amendment in 2022 to update, amongst other things, the Housing and Development objectives and policies.
 - (ii) Replacing policy 1 of the seven policy areas and supporting goals listed under the sub-section entitled “Purpose”, on page 7 of the bylaw in its entirety with the following:
 1. **Housing and Development:** Focus development to serviced areas in designated Growth Areas, Resort Areas and Village Settlement Areas.
 - (iii) replacing the sub-section entitled “Planning Context”, commencing on page 8 of the bylaw in its entirety with the following:

PLANNING CONTEXT

The South Okanagan RGS was initiated in 2004 and involved several rounds of revisions and modification. It was developed over three phases and had First and Second Readings on June 21, 2007. The Draft RGS Bylaw was then re-read on January 10, 2008, October 16, 2008 and on October 22, 2009. The final Bylaw was adopted on April 1, 2010.

Since its adoption, the RGS has been the subject of a number of amendments, including:

- a minor amendment to include a section on greenhouse gas reduction targets as mandated by new Provincial legislation (2011);
- a minor amendment to improve its organization, improve the clarity of policies, and reduce redundancies (2017);
- a minor amendment to reflect the creation of Electoral Area “1” (2018); and
- a major amendment to revise the Housing and Development objectives and policies, to replace the “Rural Growth Area” designation with a variety of new land use classifications and other minor updates (2022).

Regional Context Statements for RDOS member governments have been developed and adopted for the Town of Osoyoos, the Town of Oliver, the City of Penticton and the District of Summerland by 2012.

The *Local Government Act* requires local governments to review their regional growth strategies for possible amendment at least once every five years. As 2020 marked five years since a review of the RGS was last initiated, it was determined that it was an appropriate time to consider reviewing the RGS in light of new provincial legislative requirements as well as policy directions contained in recent Electoral Area Official Community Plan (OCP) Bylaw reviews.

A consultant team was engaged to conduct the preliminary review with senior planning staff from RDOS, the City of Penticton, the District of Summerland, and the Town of Osoyoos, who functioned as a Technical Advisory Committee to discuss regional challenges and opportunities and desired outcomes for the RGS updated. Based on the review, it was determined that there was an opportunity to reclassify the growth areas to better suit the character of the areas, to introduce new land use classification to help manage growth outside of the designated ‘Growth Areas’ revise and introduce policies to improve clarity.

- (iv) Replace the sub-section entitled “Population and Demographics”, commencing on page 10 of the bylaw in its entirety with the following:

POPULATION AND DEMOGRAPHICS

When the Regional Growth Strategy (RGS) was adopted in 2010, it anticipated “a moderate population increase of more than 1.5% per year”, and a resultant total population of 101,188 by 2022.

In hindsight, this estimate was overly optimistic as the average annual growth rate for the RDOS was 0.69% between the 1996 and 2021 Census', while the area covered by the Regional Growth Strategy experienced an even lower average annual growth of 0.63% over this same period.

A majority of this growth — 0.7% per year — occurred within the municipalities of Penticton, Summerland, Osoyoos and Oliver, while the Electoral Areas experienced a lesser average annual growth rate of 0.36%.

At present, BC Stats is projecting an anticipated annual average growth for the Thompson-Okanagan region of 0.9% between 2020 to 2041. This would result in a population of 95,250 in the RGS Area by 2046, or an increase of approximately 19,000 new residents. These figures do not include population numbers for on-reserve First Nation communities in the South Okanagan (Penticton Indian Band and Osoyoos Indian Band).

Figure 1: RDOS and RGS population estimates and projections

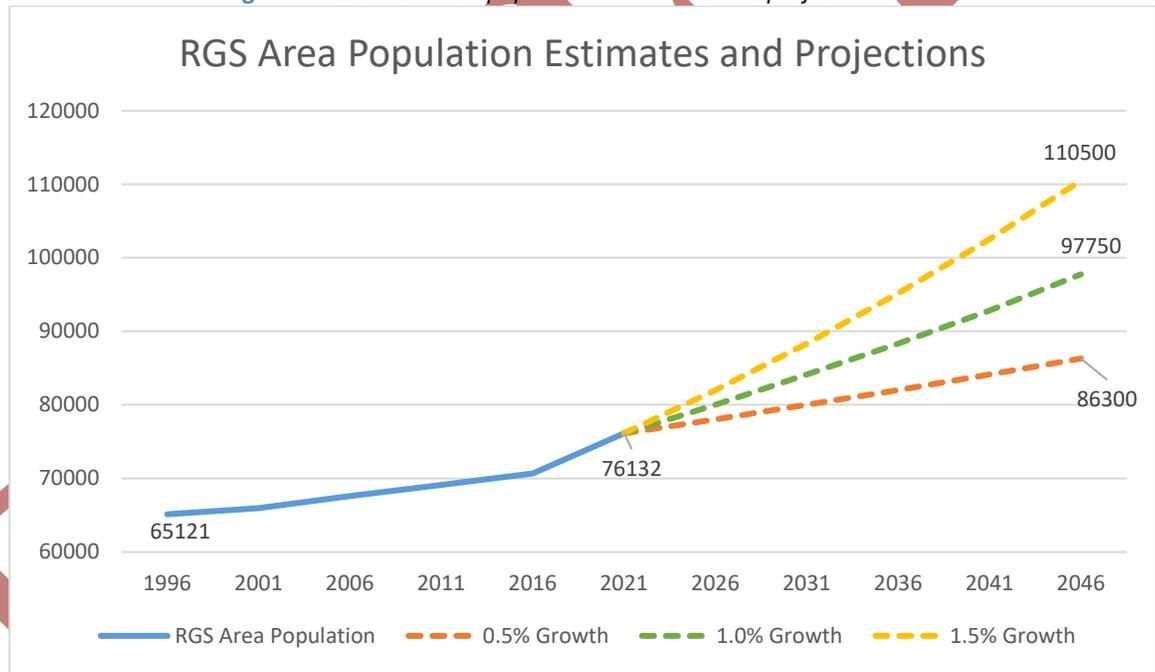


Figure 2 illustrates the change in population cohorts for the region from 2006 to 2021 and shows movement patterns among the population. The data suggests that a number of individuals in the 14 to 24 age cohort are leaving the region (potentially to attend school), while a number of young adults (ages 25 to 39) are arriving. It also suggests that there has been *significant* movement into the area by people aged 55+, likely due to a significant net in-migration in that age group.

Figure 2: RDOS net change by age cohort, 2006 to 2021

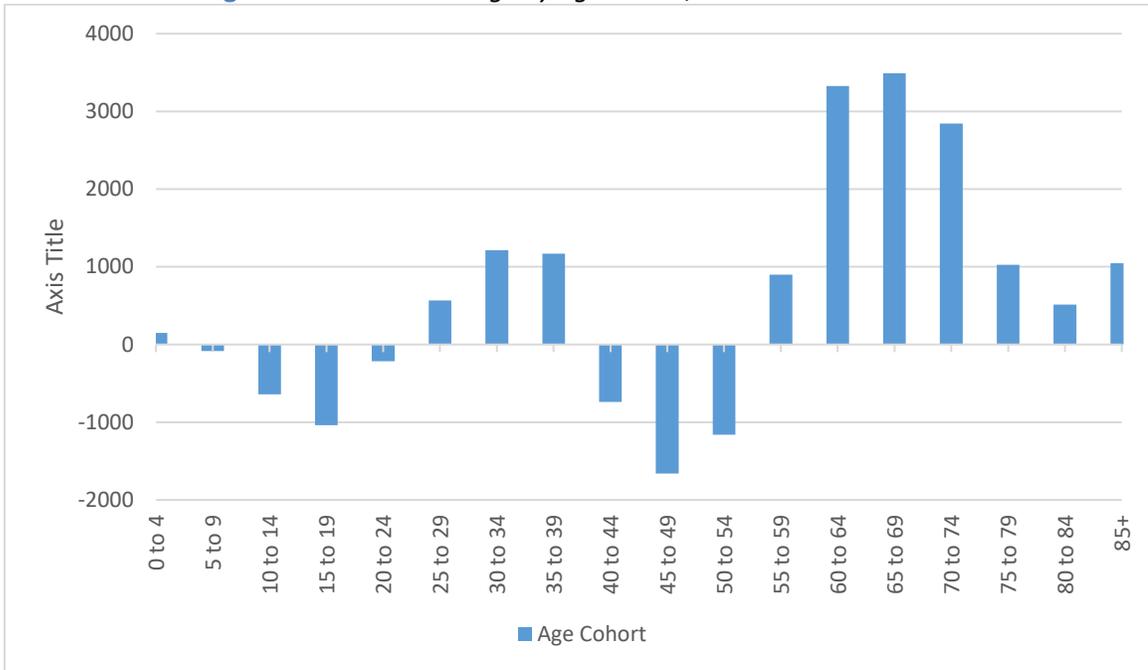
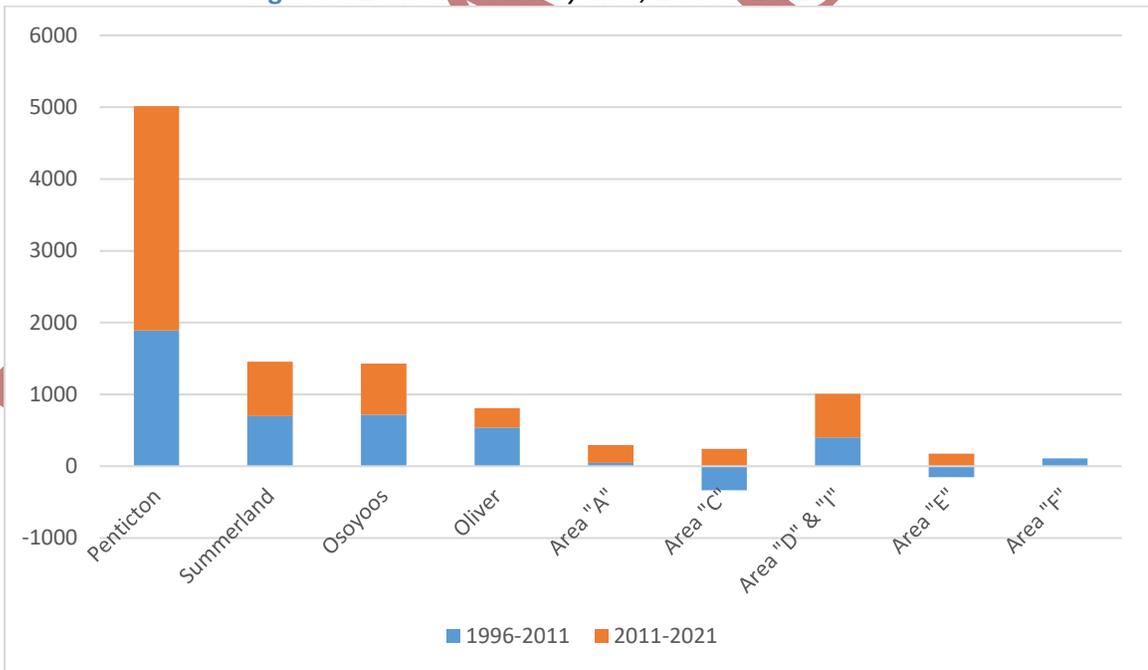
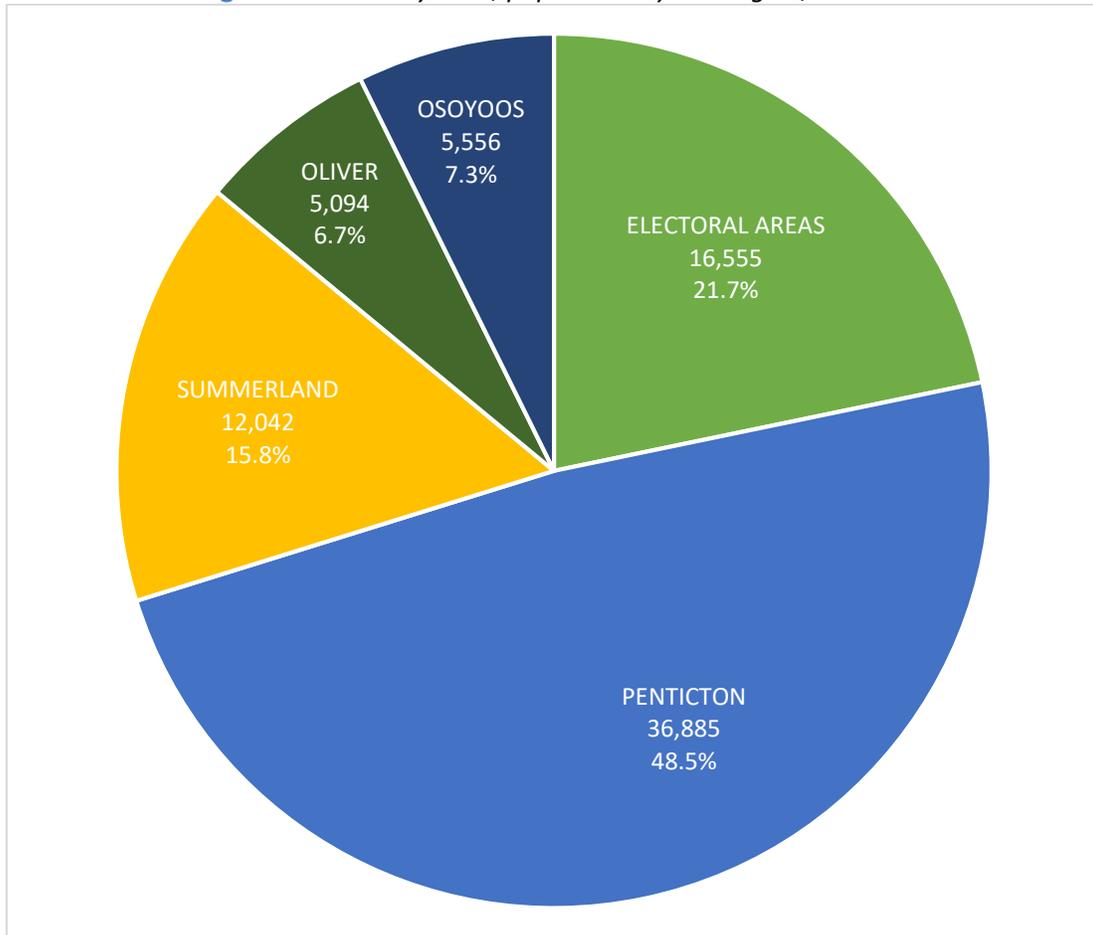


Figure 3: 25-Year Growth by area, 1996 to 2021



Within the RGS Study Area the population continues to urbanize. Penticton makes up approximately 48.5% of the population and 49.9% of growth from 1996 to 2021; the Electoral Area populations have increased during the same time period by approximately 1,334 residents (13.3%).

Figure 4: RGS Study Area, population by sub-region, 2021



- (v) replacing Goal 1 under the sub-section entitled “Strategy”, on page 15 of the bylaw in its entirety with the following:

Goal 1: Focus development in designated Growth Areas.

- (vi) deleting Map 2 (Existing Settlement Areas) and Map 3 (Designated Regional Growth Strategy Primary and Rural Growth Areas) in their entirety and renumbering all subsequent Maps.
- (vii) replacing the sub-section entitled “Housing and Development”, commencing on page 18 of the bylaw in its entirety with the following:

HOUSING AND DEVELOPMENT

Goal 1: *Focus development in designated Growth Areas.*

The South Okanagan is composed of diverse and distinct settlement areas, that range in size, type (i.e., urban to rural), and predominant uses (e.g., resort residential to low-density rural residential).

As a guiding principle, land use decisions should take into account the broader values and needs of south Okanagan residents and the surrounding environment. The Regional Growth Strategy (RGS) recognizes that each community's land use decisions can have long-term consequences on social health, ecosystem function, and the local economy.

Compact urban development and the protection of the integrity of rural areas, including agricultural and ecologically sensitive lands, is one of the chief means of supporting economic, ecological and community health. It is also a way to enhance servicing efficiency. That is why the RGS directs development to settlement areas where services are located. The Growth Management Map (Schedule 'B') identifies designated "Growth Areas" where future growth should primarily be directed. The purpose of the Growth Management Map and corresponding policy statements is to guide land use and community planning processes by outlining the long-term vision for growth within the South Okanagan Region both within and outside of the "Growth Areas".

"Growth Areas" comprise the incorporated municipalities of Penticton, Summerland, Oliver and Osoyoos as well as Okanagan Falls as these are the communities that have been identified as having the necessary services, infrastructure and amenities in place to accommodate future growth. The *2020 Housing Needs Assessment* (March 2021) identified that housing needs are most significant in the region's larger population centres which includes the aforementioned incorporated municipalities. The Assessment provided a summary of current and future housing needs for the Regional District of Okanagan-Similkameen (RDOS) and it is anticipated that these will be incorporated into the applicable Official Community Plan bylaws.

Prior to the adoption of the RGS in 2010, approximately 89% of residential growth in the South Okanagan between 2001 and 2011 occurred within incorporated municipalities. Following the adoption of the RGS, this figure declined to 85.9% between 2011 and 2021, which is partially attributable to the development of historic zoning adopted by the Regional District Board in previous decades. An objective of the RGS is to see the proportion of new residential growth occurring within "Growth Areas" be 95% by 2031, which will be measured by tracking population growth in the municipalities and Electoral Areas based on federal census data.

Outside of the designated "Growth Areas" are a number of other land use classifications shown on the Growth Management Map that include:

- Village Settlement Areas
- Resort Areas
- Rural-Residential Areas
- Rural Areas
- Agriculture Areas
- Resource Area & Open Space Areas
- Radio Astronomy Research Area

Future development and provisioning of community infrastructure (e.g. water and sewer) may be limited in these areas but some resource, industrial, public and commercial uses may be considered appropriate. A description of all these land use classifications is included below

GROWTH AREAS

Growth Areas are urban centres identified for existing and future urban growth and contain a full range of commercial, institutional, and industrial land uses and all of the necessary infrastructure services and amenities to accommodate sustainable future growth.

Currently designated Growth Areas include the City of Penticton, District of Summerland, Town of Oliver, Town of Osoyoos and the unincorporated community of Okanagan Falls.

Objective

1-A Growth Areas function as the economic and social hubs of the South Okanagan.

Supporting Policies

- 1A-1** Direct 95% of residential growth occur in designated Growth Areas between 2021 and 2031.
- 1A-2** Provide services, amenities and infrastructure within Growth Areas to allow for the majority of urban growth – residential, commercial, institutional and industrial – to be accommodated in these locations.
- 1A-3** Establish growth containment boundaries for Penticton, Summerland, Oliver, Osoyoos and Okanagan Falls in each respective community's Official Community Plan Bylaw.
- 1A-4** The re-development of lands in an electoral area that are adjacent to or nearby an incorporated municipality are not supported.
- 1A-5** Consider municipal boundary extensions a regional issue requiring the support of participating members at the Regional District Board.
- 1A-6** Promote the development of rental residential buildings and further incorporate policies into OCPs to further support rental residential development.

VILLAGE SETTLEMENT AREAS

Village Settlement Areas are generally historic communities that were established to serve as the local hub for surrounding agricultural land development in the early 20th

Century, but were never incorporated. There are currently three Village Settlement Areas which include Naramata, Kaleden and Gallagher Lake.

These areas have retained a village-like character and offer a very limited mix of commercial and institutional uses, with generally low-density housing options. Gallagher Lake differs from the other Village Settlement Areas in that it emerged in the mid-20th Century to cater to post-war car culture and highway-based tourism.

The level of servicing in a Village Settlement Area is varied but generally includes a limited community water service and, in the case of Gallagher Lake, a limited community sewer service (a “limited service” is one that has not yet been extended to the whole community).

In future, new services can be created or extended within a Village Settlement Area, such as a community sewer system, to support a range of housing types such as duplexes and possibly small-scale townhouse and apartment developments. Such services, however, should not be extended beyond the growth containment boundary of a Village Settlement Area.

Objective

- 1-B To maintain the small-town character of Village Settlement Areas through the focused provision of limited housing, services, and amenities.**

Supporting Policies

- 1B-1** Supports development and the establishment of higher densities in Village Settlement Areas subject to servicing requirements.
- 1B-2** Establish growth containment boundaries for Naramata, Kaleden and Gallagher Lake in each respective community’s Official Community Plan Bylaw to protect surrounding landscapes from rural-sprawl and fragmentation.
- 1B-3** The expansion of Village Settlement Areas beyond existing boundaries established in the respective Official Community Plans is generally not supported.
- 1B-4** Support the provision of community services, such as water, sewer and fire protection to lands designated as Village Settlement Area.
- 1B-5** The extension of water services to lands outside of Village Settlement Areas that are designated Agricultural Land Reserve (ALR) is supported provided the water service is to be used for agricultural purposes.
- 1B-6** Maintain existing primary school facilities within Village Settlement Areas as essential parts of a community.

- 1B-7** Industrial development is discouraged in Village Settlement Areas and should be directed to designated Growth Areas or the Osoyoos Indian Band’s Senkulmen Business Park.
- 1B-8** Provide small-scale commercial opportunities within Village Settlement Areas.
- 1B-9** Support the provision of a diverse range of housing types to meet the needs of all residents.

RESORT AREAS

Resort Areas are small resort-based communities offering a mix of commercial services, institutional uses, tourism accommodations, and a mix of low, medium and high-density housing. Such communities have generally been settled as a result of a nearby recreation area and are serviced with limited water and sewer systems.

Apex Mountain Resort is currently the only designated Resort Area in the Regional Growth Strategy. While the Town of Osoyoos is considered a “Resort Municipality”, it is currently designated as a “Growth Area” in this bylaw.

Objective

- 1-C** To support the development of land designated Resort Areas as as year-round resort destinations.

Supporting Policies

- 1C-1** Supports the development of a new Master Development Agreement between Apex Mountain Resort and provincial government to allow for future ski area and resort expansion.
- 1C-2** Supports Apex Mountain Resort collaborating with the Penticton Indian Band regarding any proposed expansion of the resort.
- 1C-3** Supports the provision of community services, such as water, sewer and fire protection to all lands designated Resort Area under this Bylaw.
- 1C-4** Consideration will be given to the application of the Resort Area designation to new sites subject to the completion of the Provincial Governments All-Season Resort Application process as outlined in the All Seasons Resort Policy.
- 1C-5** Review this Regional Growth Strategy Bylaw be for consistency with any new or expanded resort use(s) approved by the Provincial government.

RURAL-RESIDENTIAL AREAS

The Rural-Residential designation has primarily been applied to lands that have previously been subdivided into relatively small parcels outside of a municipality or townsite area and that are serviced with community water and/or sewer.

The predominant form of housing is single detached dwelling but other forms of housing can occur, subject to servicing requirements.

Examples of Rural-Residential areas include Willow Beach, Willowbrook, Heritage Hills, Skaha Estates, Faulder, West Bench, Greata Ranch, Twin Lakes and St. Andrews.

Lands designated as Rural-Residential may be capable of accommodating a modest amount of future rural-residential growth, subject to the provision of community water and sewer, and absence of other constraining factors, without being inconsistent with this bylaw.

Objective

1-D To maintain rural-residential areas by limiting development to low density residential forms in areas with existing services.

Supporting Policies

1D-1 Discourage rezoning of lands classified as Rural-Residential Area beyond densities established in the respective Official Community Plan Bylaws.

1D-2 Maintain the rural, low-density character of Rural-Residential Areas.

1D-3 Limit consideration for new development in Rural-Residential areas to lands where existing servicing capacity can support the new development.

1D-4 Generally does not support the expansion of the Rural Residential Area classification beyond existing boundaries established in this bylaw.

RURAL AREAS

Rural Areas are characterized by moderately sized parcels (e.g. between 1.0 ha and 8.0 ha in area) that are provided with on-site services (e.g. groundwater well and septic), generally comprise a single principal dwelling and are characterized by a landscape of forest, grassland or agricultural usage. Community services are limited to solid waste collection and fire protection, but these may not be available in all instances.

Examples of Rural Areas include Regal Ridge, Kilpoola, Vaseux Lake, Upper Carmi, Falcon Ridge, Prairie Valley, Meadow Valley, Farleigh Lake and Green Mountain Road.

Lands designated as Rural Area are generally not suitable for increased residential redevelopment.

Objective

1-E To preserve the rural character of lands designated as Rural Areas.

Supporting Policies

- 1E-1** Lands designated Rural Area are to remain un-serviced (e.g. community water or sewer services are not to be extended to such lands).
- 1E-2** Discourage the rezoning of lands designated Rural Area to avoid rural-sprawl and the extension of community services.
- 1E-3** Discourage development of lands designated Rural Area beyond densities established in the respective Official Community Plan Bylaws.

AGRICULTURAL AREAS

Agriculture Area means lands predominantly used for agriculture and lands identified as part of the Agricultural Land Reserve (ALR), including non-farm uses approved by the Agricultural Land Commission (ALC) in accordance with the *Agricultural Land Commission Act* and *Agricultural Land Commission Use Regulation*.

Approximately 13.37% of the land base in the South Okanagan is within the Agricultural Land Reserve.

Objective

1-F To protect the agricultural land base.

Supporting Policies

- 1F-1** Lands designated as Agricultural Land Reserve (ALR) under the *Agricultural Land Commission Act* should not be included within a growth containment boundary.
- 1F-2** The extension of water services to lands designated Agricultural Land Reserve is supported only when the water service is to be used for agricultural purposes.
- 1F-3** Despite 1F-2, the provision of water to residential parcels along a serviced line in the ALR is supported provided Official Community Plan policies and zoning regulations are in place to prevent further subdivision or an increase in permitted residential densities.
- 1F-4** The extension of sewer services to lands designated Agricultural Land Reserve is not supported.

- 1F-5** Municipal boundary extensions should not include lands designated as Agricultural Land Reserve.
- 1F-6** The subdivision of lands designated as Agricultural Land Reserve is generally discouraged.
- 1F-7** Supports a review of minimum parcel size requirements for subdivision in agricultural zones as a regional project to determine if larger parcels sizes are necessary to protect the agricultural land base and uses.
- 1F-8** Supports the development of a Regional Agriculture Strategy for the South Okanagan as a regional project.
- 1F-9** Support value-added agricultural activities that improve farm economic viability, including agri-tourism activities and accommodations.
- 1F-10** Support efforts to minimize conflicts between farm and non-farm uses through edge planning.

RESOURCE AREA & OPEN SPACE AREAS

Approximately 82.3% of the land base in the South Okanagan is comprised of Crown land that is not only a major source of timber but also comprises various Community Watersheds, Provincial Parks and Protected Areas, environmentally sensitive habitat, ranching and grazing land, natural resource extraction, independent power production and recreation opportunities.

Some Resource Area lands are also privately held and can comprise large parcels, sometimes in the form of District Lots and occasionally without direct access to a publicly dedicated road.

Objective

- 1-G To retain Resource Area and Open Space Areas for extensive land uses.**

Supporting Policies

- 1G-1** Lands designated Resource Area and Open Space Areas are to remain un-serviced (e.g. community water or sewer services are not to be extended to such lands).
- 1G-2** Support conducting a review of minimum parcel size requirements for subdivision in resource area zones as a regional project to determine if larger parcels sizes are required to protect the land base for extensive uses (e.g. forestry, grazing or rangelands, natural resource extraction, conservation land, etc.).

- 1G-3** Supports reviewing the Regional Growth Strategy Bylaw for consistency with any National Park Reserve proposal approved by the Federal Government for the South Okanagan.
- 1G-4** Apply supportive zoning to designated community watersheds under the *Forest and Range Practices Act*, to maintain and manage local water quality and quantity.

RADIO ASTRONOMY RESEARCH AREA

The Dominion Radio Astrophysical Observatory (DRAO) is the only research facility of its kind in Canada and a significant contributor to the regional economy that also provides critical ongoing contributions to national and international research initiatives.

The successful operation of the Observatory is, however, dependent on sources of Radio Frequency Interference (RFI) being minimized within the lines-of sight of its radio-telescope equipment.

Objective

- 1-H** To minimize the levels of Radio Frequency Interference (RFI) on the operation of the Dominion Radio Astrophysical Observatory (DRAO).

Supporting Policies

- 1H-1** Include objectives, policies and regulations in the Electoral Area “C” & “I” Official Community Plan Bylaws and applicable zoning bylaw to prevent the creation of additional development or intensification of development within lands designated as Radio Astronomy Research Area under this bylaw.
- 1H-2** Proposals seeking to introduce new land use categories other than Agriculture or Resource Area and Open Space within the area designated as Radio Astronomy Research Area are deemed to be inconsistent with this bylaw and shall only be permitted subject to an amendment to this bylaw.
- 1H-3** Supports the Federal government and conservation organizations acquiring lands designated Radio Astronomy Research Area and retaining these in a state that will either reduce or not result in an increase in RFI.
- 1H-4** Where Radio Astronomy Research Area overlaps with other settlement categories or lands are only partially within the Radio Astronomy Research Area, the land use policies for the Radio Astronomy Research Area shall take precedence.

(viii) replacing Section 2A-5 under Goal 2 (Protect the health and biodiversity of ecosystems in the South Okanagan) in its entirety with the following:

2A-5 Respect and protect the ecosystem and environment by directing urban growth to Growth Areas.

- (ix) replacing Section 3A-2 under Goal 3 (Support efficient, effective and affordable infrastructure services and an accessible multi-modal transportation network) in its entirety with the following:

3A-2 Direct new development to Growth Areas to provide more cost-effective infrastructure, facilities, and services.

- (x) replacing Section 3B-5 under Goal 3 (Support efficient, effective and affordable infrastructure services and an accessible multi-modal transportation network) in its entirety with the following:

3B-5 Support sewer service within Growth Areas, Village Settlement Areas and Resort Areas where such services are not currently available.

- (xi) adding a new Section 3D-7 under Goal 3 (Support efficient, effective and affordable infrastructure services and an accessible multi-modal transportation network) to read as follows:

3D-7 Encourage well-connected transportation networks that reduce GHG emissions, by supporting alternate and active transportation modes within and between both the region's Growth Areas and Settlement Areas.

- (xii) replacing the sub-section entitled "Energy Emissions and Climate Change", commencing on page 37 of the bylaw in its entirety with the following:

CLIMATE CHANGE MITIGATION AND ADAPTION

Goal 7: *Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.*

The scientific community has reached consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however, they are a growing concern.

As one of 187 local governments that are signatory to the B.C. Climate Action Charter, the RDOS along with the City of Penticton, District of Summerland, Town of

Osoyoos and Town of Oliver are committed to reducing GHGs and has agreed to take actions to achieve certain goals. Under the Climate Change Accountability Act, B.C.'s GHG emissions are to be reduced by at least 40% below 2007 levels by 2030, at least 60% below 2007 levels by 2040 and by at least 80% by 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

The three Okanagan regional districts commissioned a climate change report to assist in medium- and long-term planning. The February 2020 report, termed Climate Change for the Okanagan Region, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

In the past, the Okanagan region experienced just under a week per year, on average, of days above 30°C. By the 2050s, the region can expect an average of over three weeks above 30°C per year and over five weeks per year by the 2080s. The valley bottoms are projected to experience the greatest changes, with approximately 50 additional days above 30°C projected by the 2080s, compared to the past.

In the past, the coldest winter night for the Okanagan region was about -25°C. By the 2050s, the coldest night is expected to warm by 6°C to -19°C, and by the 2080s, temperatures are projected to warm by 10°C to -15°C. While the coldest night is projected to warm in all seasons, the coldest night in winter is projected to warm more rapidly than other seasons.

The largest precipitation increases are expected to occur during the spring and autumn months with between 10% and 20% more precipitation during these seasons by the 2080s. Summer will remain the driest season and become even drier. By the 2080s, the region can expect about one quarter less precipitation than in the past. Natural year-to-year variation could result in some years experiencing extended periods without (or with low) precipitation.

For the Okanagan as a whole, climate change is anticipated to cause far-reaching impacts and generate new risks. This includes heat waves and droughts and reduced precipitation, combined with warmer summer temperatures, which will likely result in the depletion of water resources, loss of wetlands, stress on local fisheries, and depletion of aquatic species. Warmer winters will on average result in less snow accumulation on the valley uplands, reducing water availability and increasing the need for water storage. Groundwater and aquifer recharge will also be compromised as drought conditions increase. In addition, warmer temperatures will enhance the potential for invasive species, pests, and pathogens across the region. Extreme events such as flooding, wildfires, and landslides will increase in intensity.

Inter-jurisdictional collaboration is necessary to mitigate the impacts of climate change and to make efforts to adapt to the change in weather and environmental conditions.

Objective

7-A Plan for climate change adaption and support ongoing mitigation efforts.

Supporting Policies

- 7A-1** Reduce regional greenhouse gas (GHG) emissions 80% below 2007 levels by 2050.
- 7A-2** Develop a green building policy for local government buildings.
- 7A-3** Work with local businesses to adopt and apply green energy technologies and energy efficiency practices.
- 7A-4** Work with agricultural stakeholders to adopt and apply green energy technologies and energy efficiency practices.
- 7A-5** Support federal and provincial rebate programs for energy efficient and water conservation fixtures and appliances.
- 7A-6** Support climate change adaptation and the mitigation of greenhouse gas emissions in existing and proposed activities and development.
- 7A-7** Support public awareness and education on climate change and its current and likely potential future impacts in the region.

(xiii) replacing the row entitled “Housing and Development” under Figure 6 (RGS indicators and Measures) in its entirety with the following:

Policy Area/Goal	Indicator	Measure
Housing and Development: Focus development in designated Growth Areas	Growth containment	% of housing starts in growth areas, village settlement areas and resort areas
	Agricultural land protection	Hectares change to ALR, mapped
	Housing affordability	Median home price Affordability ratio: Median salary to median home price
	Housing diversity/ choice	# of new homes by type

(xiv) replacing paragraph 1 under the sub-heading entitled “Major Amendments” on page 42 in its entirety with the following:

Where proposals substantially change the vision and direction of the RGS, a major amendment to the RGS, subject to the acceptance of all affected local governments is required. This could include:

- the addition of one or more new Growth Areas, Village Settlement Areas, or Resort Areas; or
- proposals seeking to introduce new land use categories other than Agriculture or Resource Area and Open Space within the area designated as Radio Astronomy Research Area.

READ A FIRST AND SECOND TIME this ____ day of _____, 2022.

PUBLIC HEARING held on this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

ADOPTED this ____ day of _____, 2022.

Board Chair

Corporate Officer

DRAFT

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2770.02, 2022

File No. X2021.001-RGS

Schedule 'A'

